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8 *(as to Interpleader Only)*

9 **UNITED STATES DISTRICT COURT**

10 **DISTRICT OF NEVADA**

11 CHAMPERY RENTAL REO, LLC,

Case No.: 3:17-cv-00162-MMD-WGC

12 Plaintiff,

13 v.

14 UNKNOWN HEIRS OF RAE NOLA  
EDWARDS; FEDERAL NATIONAL  
MORTGAGE ASSOCIATION; QUALITY  
LOAN SERVICE CORPORATION; KERN &  
ASSOCIATES, LTD.; SPRINGLAND  
VILLAGE HOMEOWNERS ASSOCIATION;  
All other persons unknown claiming any right,  
title, estate, lien or interest in the real property  
described in the Complaint adverse to  
Plaintiff's ownership, or any cloud upon  
Plaintiff's title thereto; DOES I through V; and  
ROE Corporations I through V,

22 Defendants.

15 **STIPULATION AND ORDER TO**  
**SET ASIDE CLERK'S DEFAULT**  
**AND SET DEADLINE FOR CROSS-**  
**DEFENDANT MORTGAGE**  
**ELECTRONIC REGISTRATION**  
**SYSTEMS, INC. TO ANSWER OR**  
**OTHERWISE RESPOND TO**  
**CROSSCLAIM IN INTERPLEADER**

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**(First Request)**

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1 FEDERAL NATIONAL MORTGAGE  
2 ASSOCIATION,

3 Counterclaimant,

4 v.

5 CHAMPERY RENTAL REO LLC,

6 Counter-Defendant.

7 SPRINGLAND VILLAGE HOMEOWNERS  
8 ASSOCIATION,

9 Counterclaimant,

10 v.

11 CHAMPERY RENTAL REO, LLC,

12 Counter-Defendant.

13 SPRINGLAND VILLAGE HOMEOWNERS  
14 ASSOCIATION,

16 Cross-Claimant,

17 v.

18 UNKNOWN HEIRS OF RAE NOLA  
19 EDWARDS; FEDERAL NATIONAL  
MORTGAGE ASSOCIATION; QUALITY  
20 LOAN SERVICE CORPORATION; ALL  
OTHER PERSONS UNKNOWN  
21 CLAIMING ANY RIGHT, TITLE,  
ESTATE, LIEN OR INTEREST IN THE  
REAL PROPERTY DESCRIBED IN THE  
COMPLAINT ADVERSE TO  
22 PLAINTIFF'S OWNERSHIP, OR ANY  
CLOUD UPON PLAINTIFF'S TITLE  
THERETO; GMAC MORTGAGE, LLC;  
MORTGAGE ELECTRONIC  
23 REGISTRATION SYSTEMS, INC.;  
OCWEN LOAN SERVICING, LLC;  
HOLLYVALE RENTAL HOLDINGS, LLC;  
CHAMPERY REAL ESTATE 2015, LLC;

1 HOLLYVALE RENTAL HOLDINGS 2015,  
2 LLC; ALL THOSE CLAIMING AN  
3 INTEREST IN 2614 SUNNY SLOPE  
4 DRIVE #3, SPARKS, NV 89434; DOES I  
through V; and ROE Corporations I through  
V,

5 Cross-Defendants.  
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8 **IT IS HEREBY STIPULATED** and agreed between Cross-Claimant, Springland Village  
9 Homeowners Association (the “Association”), by and through its counsel of record, Kern &  
10 Associates, Ltd., and Cross-Defendant, Mortgage Electronic Registration Systems, Inc.  
11 (“MERS”) by and through its counsel of record, Wright Finlay & Zak (and with the Association,  
12 collectively referred to as the “Parties”) that the April 12, 2018 Clerk’s Default (ECF No. 117) be  
13 set aside and MERS be allowed to answer or otherwise respond to the Association’s Crossclaim  
14 filed on or about March 9, 2018 (ECF No. 82).

15 The Parties FURTHER STIPULATE and agree that MERS shall have until April 27, 2018  
16 to file an answer or otherwise respond to the Association’s Crossclaim. This additional time is  
17 requested to allow time for counsel for MERS to review and evaluate the Crossclaim and file an  
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1 answer or other response on behalf of MERS. This request does not prejudice any party and is  
2 made in good faith and not for purposes of delay.

3 DATED this 16<sup>th</sup> day of April, 2018.

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5 DATED this 16<sup>th</sup> day of April, 2018.

**KERN & ASSOCIATES, LTD.**

**WRIGHT, FINLAY & ZAK, LLP**

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10 *Attorneys for Mortgage Electronic*  
*Registration Systems, Inc.*

12 **ORDER**

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14 ***IT IS SO ORDERED.***

15 DATED this 16th day of April, 2018.



16  
17 UNITED STATES DISTRICT JUDGE

18 ***Respectfully Submitted By:***

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20 /s/ Karen M. Ayarbe, Esq.  
KAREN M. AYARBE, ESQ.  
21 *Attorneys for Springland Village*  
*Homeowners Association*  
*(as to Interpleader Only)*

**CERTIFICATE OF SERVICE**

Pursuant to the Fed. R. Civ. Proc. 5(b) and the United States District Court CM/ECF Electronic Filing Procedure IV(B), a true and correct copy of the foregoing ***STIPULATION AND ORDER TO SET ASIDE CLERK'S DEFAULT AND SET DEADLINE FOR CROSS-DEFENDANT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. TO ANSWER OR OTHERWISE RESPOND TO CROSSCLAIM IN INTERPLEADER*** (*First Request*) was transmitted electronically through the Court's e-filing electronic system to the attorney(s) associated with this case.

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An Employee of Kern & Associates, Ltd.